



January 7, 2025

Planning Commission Chair Martha Diehl  
Monterey County Planning Commission  
168 West Alisal St., 1st Floor  
Salinas, CA 93901  
pchearingcomments@co.monterey.ca.us

Dear Chair Diehl and Members of the Planning Commission,

LandWatch submits this letter in response to staff's update on Community Plans, included with Agenda Item No. 22.2(B) for your January 8, 2025 meeting.

The 2010 General Plan identified the development and updating of Community Area plans as a priority. LandWatch urges the County to move forward as expeditiously as possible with completing the Community Area plans. It has been 14 years since the General Plan was adopted and these plans should have been completed a long time ago.

We would also remind the County that General Plan LU-2.20 states:

The County shall establish and emphasize Community Areas as the preferred location and the priority for additional development in the County to support a mix of land use types at an urban level. Community Areas are planned population centers where new development in the unincorporated area shall be actively supported as the County's primary planning priority.

LandWatch will continue to advocate for the creation of housing primarily within Community Areas, in accordance with the General Plan. We recognize that some Community Areas may require updated boundaries and anticipate these updates would occur only after public input and environmental review, rather than as a byproduct of an updated Housing Element.

Finally, we believe the mouth of Carmel Valley warrants designation as a Community Area and ask the Commission to direct staff to initiate a General Plan amendment process that would effectuate this addition. The designation of this new Community Area would formalize its current status as an important housing area, and make it easier to move forward with planned residential units.

Thank you for the opportunity to comment. Please feel free to contact me if you have questions.

Regards,

A handwritten signature in black ink, appearing to read "Michael DeLapa". The signature is stylized and cursive.

Michael DeLapa  
Executive Director